

CITY PLANNING COMMISSION MEETING AGENDA

TUESDAY, JANUARY 9, 2018

1:30 P.M.

**HOMELAND SECURITY CONFERENCE ROOM
(CITY HALL - 8E10)**

PUBLIC HEARING:

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4,264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, JANUARY 9, 2018 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.

A. OLD BUSINESS:

- 1. ZONING DOCKET 107/17 – Request by River Street Ventures, LLC for a conditional use to permit height and density bonuses for a multi-family residential dwelling in an MU-2 High Intensity Mixed-Use District and an RIV Riverfront Design Overlay District and the rescission of Ordinance Nos. 9,367 MCS and 10,144 MCS (Zoning Docket 038/83), on Square 216, Lots 1-A and 20-A or Lots 1-8, 13-18, 20, B, and Pts. Lot 13, 14, and 19, and on Square 217, Lot A-1 or A, in the Fifth Municipal District, bounded by Brooklyn Avenue, Socrates and De Armas Streets, and the Mississippi River Protection Levee and River Street. The municipal addresses are 200-240 Lamarque Street, 1239 Brooklyn Avenue, and 1316 River Street. (PD 12) (KB/LM) (DEFERRED FROM THE DECEMBER 12, 2017 CITY PLANNING COMMISSION MEETING)**

B. NEW BUSINESS:

- 2. ZONING DOCKET 001/18 – Request by City Council Motion No. M-17-542 for a text amendment to the Comprehensive Zoning Ordinance to remove Public Transit Wait Station as a defined use and its regulation in the Comprehensive Zoning Ordinance. (NJ/AW)**

3. **ZONING DOCKET 002/18** – Request by City Council Motion No. M-17-551 for a text amendment to the Comprehensive Zoning Ordinance to amend Article 16 to permit uses currently allowed in the LI Light Industrial District in the BIP Business Industrial Park District in Planning Districts 9 and 10. (PD 9 & 10)
4. **ZONING DOCKET 003/18** – Request by City Council Motion No. M-17-552 for a text amendment to the Comprehensive Zoning Ordinance to incorporate recommendation three (3) provided on page 100 in Part K of the City Planning Commission’s Adult Live Performance Venues Study, in accordance with the CPC staff’s recommendation on page 96 in Part F of the study, to reduce the number of Adult Live Performance Venues through attrition, via the imposition of a cap limiting the number of Adult Live Performance Venues in the Vieux Carré Entertainment District (VCE) to one (1) Adult Live Performance Venue (ALPV) per either blockface between intersecting streets and a cap on the total number of ALPV’s in the VCE District equal to the current number of existing ALPV’s in the VCE District. (PD 1b)
5. **ZONING DOCKET 004/18** – Request by City Council Motion No. M-17-557 for a text amendment to the Comprehensive Zoning Ordinance to amend the use permissions in Article 12, Section 12.2.A, Table 12-1, to change a Commercial Short Term Rental from a permitted to a conditional use in the HU-B1 Neighborhood Business District and HU-MU Neighborhood Mixed-Use District.
6. **ZONING DOCKET 005/18** – Request by City Council Motion No. M-17-558 for a for a zoning change from an HU-B1A Historic Urban Neighborhood Business District to an HU-MU Historic Urban Neighborhood Mixed-Use District and a conditional use for the retail sales of packaged alcoholic beverages, on Square 204, Lot S or 1, in the Fourth Municipal District, bounded by Prytania, Josephine, Coliseum, and Saint Andrew Street. The municipal addresses are 2042 Prytania Street and 1457 Josephine Street. (PD 2)
7. **ZONING DOCKET 006/18** – Request by City Council Motion No. M-17-559 for a text amendment to the Comprehensive Zoning Ordinance to establish a new Interim Zoning District (IZD) to be named the Residential District Preservation Interim Zoning District, the intent of which is to establish hostels as conditional uses in areas zoned C-1 General Commercial District where the use would be adjacent to a residential district.
8. **ZONING DOCKET 007/18** – Request by Emmanuel J. Guillot, Jr., A M Realty, LLC, and the City of New Orleans for a conditional use to permit a mini-warehouse in an MU-1 Medium Intensity Mixed-Use District and an EC Enhancement Corridor Design Overlay District, on Square 78, Lot 7-A, Lot 7-B, Lot 8, Lot 9, Lot 10, Lots K, L, and M or Lots 11 and 12, Lot A or 23, Lot 5-B or 24, Lots A and B or 22, and Lot 5-B or Lots 20 and 21, and the South Front Street right-of-way between Lyons and Upperline Streets, in the Sixth Municipal

District, bounded by Toupitoulas, Upperline, South Front and Lyons Streets. The municipal addresses are 4866-4888 Tchoupitoulas Street, 403-407 Upperline Street, 4869-4877 South Front Street, and 400 Lyons Street. (PD 3)

- 9. **ZONING DOCKET 008/18** – Request by Landcraft, LLC for a conditional use to permit a standard restaurant that sells alcoholic beverages in an S-LB1 Suburban Lake Area Neighborhood Business District and an CT Corridor Transformation Design Overlay District, on Square 15, Lot 9-A, in the Seventh Municipal District, bounded by Pontchartrain Boulevard, West Harrison Avenue, Avenue C, and 26th Street. The municipal addresses are 117 West Harrison Avenue and 6300-6304 Pontchartrain Boulevard. (PD 5)

- 10. **ZONING DOCKET 009/18** – Request by K & G Developments, LLC for a conditional use to permit above ground floor dwellings in a C-2 Auto-Oriented Commercial District and an SC Suburban Corridor Use Restriction Overlay District, on an Undesignated Square, Lot 2-B, in the Third Municipal District, bounded by Chef Menteur Highway, France and Old Gentilly Roads, and Desire Parkway. The municipal address is 4948 Chef Menteur Highway. (PD 7)

- 11. **SUBDIVISION DOCKET 150/17** – Request by Rodney Cordova to re-subdivide of Lot 14 into proposed Lots 14-A and 14-B, on Square 13, Lynhuber Subdivision, in the Third Municipal District, bounded by Dwyer Road, Lynhuber Drive, Dreux Street, and the eastern boundary of the Lynhuber Subdivision. The municipal address is 4859 Lynhuber Drive. (PD 9) (LM)

OTHER MATTERS:

- A. Adoption of the minutes of the December 12, 2017 meeting.

- B. Committee Reports.

- C. Announcements.

Robert D. Rivers
Executive Director

RDR/skk